

# INDUSTRIAL BUILDING FOR SALE AND LEASE

3600 Tennis Court | Saint Joseph, MI 49085



## Adaptable Manufacturing Facility for Sale and Lease

<b>Building Size:</b>	102,175 SF (Office - 4,000 SF)
<b>Land:</b>	11.86 Acres
<b>Zoning:</b>	I-1
<b>Clearance:</b>	20' - 24' Ceiling Height
<b>Sprinkled:</b>	100% Wet Sprinkler System
<b>HVAC:</b>	Gas Heat, AC in Employee Breakroom
<b>Power:</b>	Heavy Power
<b>OH Doors:</b>	3 Grade Level Overhead Doors
<b>Docks:</b>	7 Internal Dock-High Positions
<b>Lease Rate:</b>	\$3.75 PSF / YR NNN
<b>List Price:</b>	\$4,100,000

[VIEW PROPERTY ONLINE](#)

### Details:

This 102,175 SF industrial facility on 11.86 acres includes approximately 4,000 SF of office along with production, warehouse, and support areas. Zoned I-1, the site accommodates a wide range of industrial uses. The building provides seven internal dock-high positions and three grade-level overhead doors, supported by multiple overhead cranes for internal material movement. Eave heights from 20' to 24' allow flexible production and storage layouts.

The property is fully protected by a 100% wet sprinkler system and is equipped with heavy power suitable for manufacturing operations. Interior support areas include training space, break room, and plant restrooms. The combination of loading, clear height, acreage, cranes, and power infrastructure makes the facility suitable for users needing a functional industrial footprint for manufacturing or distribution.



# NAI Cressy

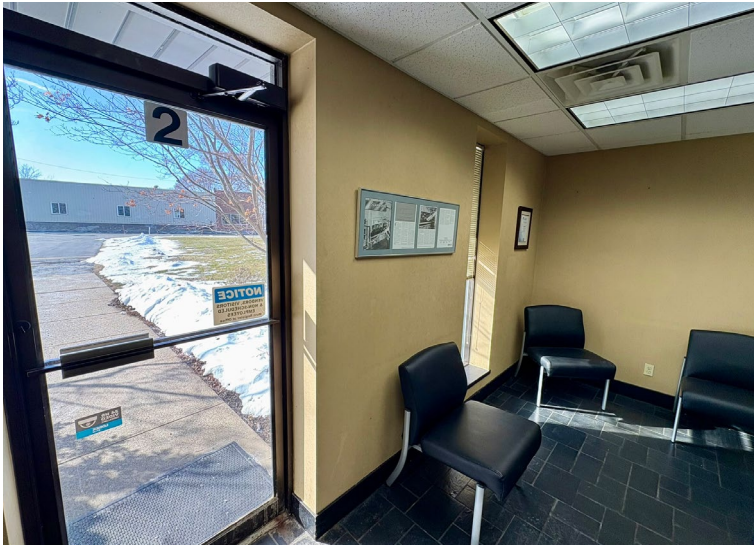
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# PROPERTY PHOTOS

## INDUSTRIAL BUILDING FOR SALE AND LEASE

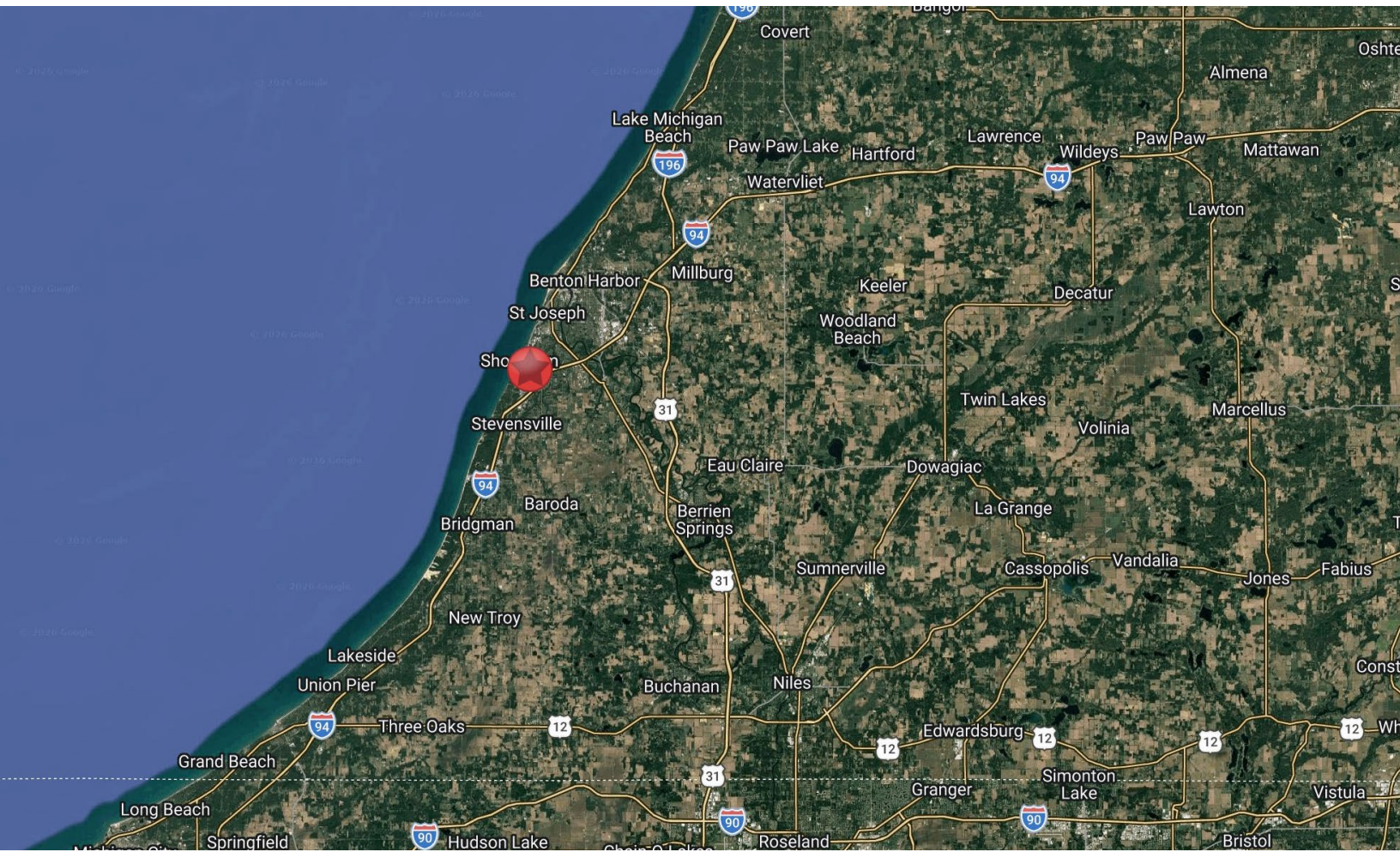
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# LOCATION OVERVIEW

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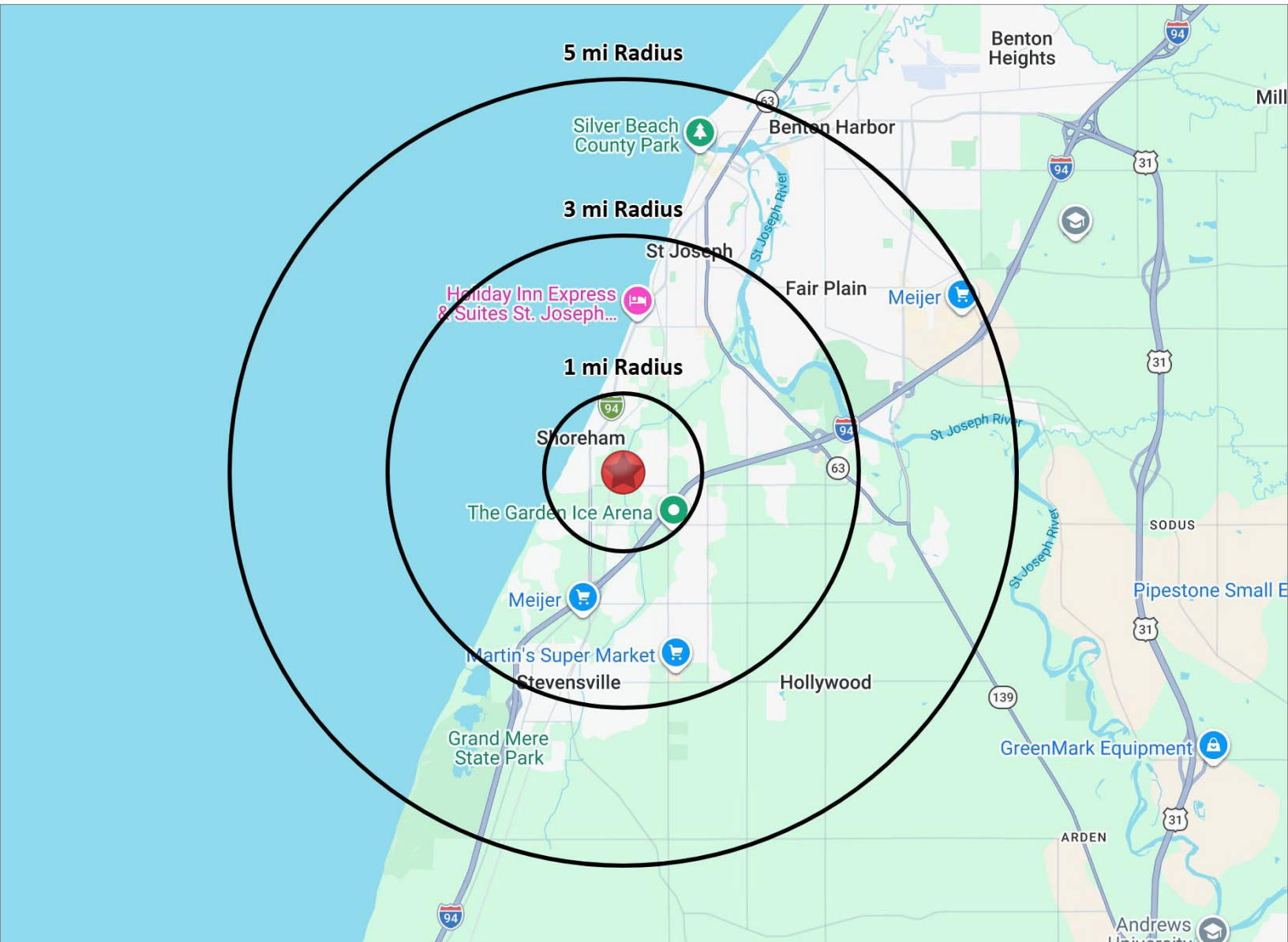


The property is situated within a well-established industrial corridor in Berrien County, characterized by a concentration of manufacturing and light industrial users. The immediate area is surrounded by similar industrial facilities and corporate operations, providing a business-friendly environment with established infrastructure and workforce access. The site benefits from strong regional connectivity, located just minutes from Interstate 94, a primary east–west logistics artery linking the property to major markets including Chicago and Detroit. Additionally, nearby access to the U.S. Route 31 provides efficient north–south travel throughout Southwest Michigan and into Northern Indiana, supporting distribution and commuter traffic.



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### POPULATION

1 MILE	3,981
3 MILE	22,044
5 MILE	46,089



### NUMBER OF HOUSEHOLDS

1 MILE	1,251
3 MILE	7,286
5 MILE	13,358



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$135,901
3 MILE	\$125,498
5 MILE	\$109,938



### MEDIAN HOME VALUE

1 MILE	\$316,485
3 MILE	\$297,453
5 MILE	\$285,356